

County of Loudoun
Department of Planning
MEMORANDUM

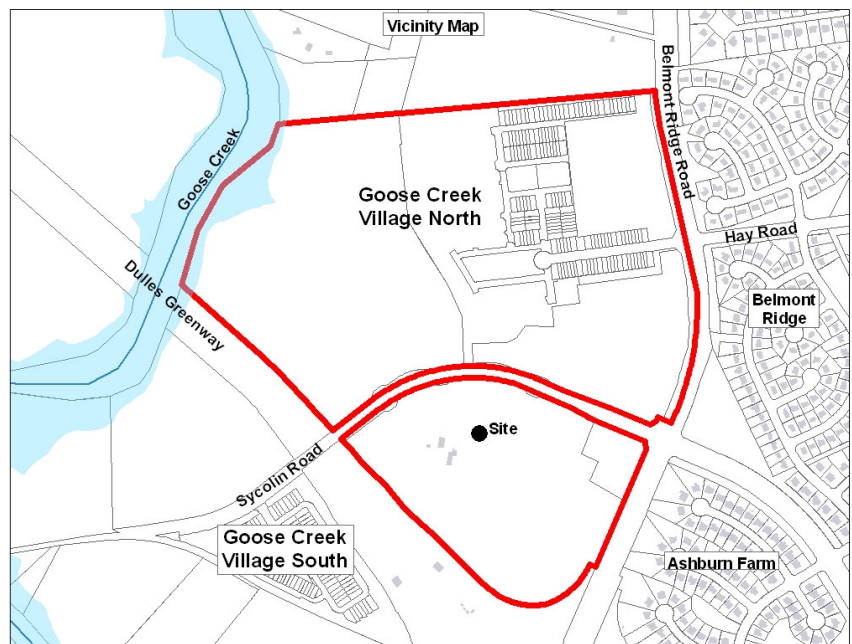
DATE: July 16, 2010

TO: Sophia Fisher, Project Manager
Land Use Review

FROM: Marie Genovese, AICP
Planner III, Community Planning

SUBJECT: SPMI 2010-0004, Goose Creek Village Child Care Center

Goose Creek Commercial, LLC is requesting a minor special exception (SPMI) to modify Section 5-609 (A)(5) of the Revised 1993 Zoning Ordinance pertaining to the size of the outdoor play area for a child care center. The property is located west of Belmont Ridge Road (Route 659), south of Sycolin Road, and north of the Dulles Greenway (Route 267). Residential development is located east of the subject property (Ashburn Farm and Belmont Ridge) and south (Goose Creek Village South) (See Vicinity Map). The subject site is a 0.46 acre portion of a 77.43 acre parcel of land within Goose Creek Village North (ZMAP 2003-0008). Goose Creek Village North was approved July 2005 for a mixed use business development with residential (564 dwelling units), office (1.0 million square feet), and retail (164,500 square feet) uses.



The property is located in the Ashburn Community of the Suburban Policy Area and is specifically governed by the Revised General Plan and the 2010 Revised Countywide Transportation Plan, as well as the Toll Road Plan (TRP). The policies of the Countywide Retail Plan also apply. The Revised General Plan identifies the site as suitable for Business uses (Revised General Plan, Chapter 7, Planned Land Use Map).

The property is zoned PD-OP (Planned Development-Office Park) and is governed under the provisions of the Revised 1993 Zoning Ordinance.

The Zoning Ordinance requires a minimum of 75 square feet of outdoor play space per child. The Statement of Justification provides that the child care center is proposed to serve approximately 150-200 children, totaling 11,250 square feet – 15,000 square feet of outdoor play area. The applicant is proposing an 11,000 square foot child care center with a 6,000 square foot play area. The applicant proposes to modify the required size of the play area, basing the total square footage on the maximum number of children (80) using the play space at one time, rather than the maximum capacity of the child care center. The Statement of Justification proposes that the child care center is part of a compact commercial center rather than a standalone use and restricting the maximum number of children using the play area at one time to the 75 square feet per child standard allows the child care center to fit more compactly within the commercial center. Additionally, the Statement of Justification provides, by standard practice large child care centers like the one proposed, do not schedule all children in the center to use the play area at the same time. Staff finds that the proposed modification is consistent with the State licensing requirements that require at least 75 square feet of space per child at any one time (22 VAC 15-30-380).

Staff recommends restricting the outside play area to no more than 80 children at one time as a condition of approval.

RECOMMENDATIONS

Staff has no issue with the requested Minor Special Exception modifying the outdoor play area from 75 square feet per child for the maximum capacity of the child care center to 75 square feet per child for the total number of children that can use the play area at any one time provided the applicant commits to no more than 80 children within the outdoor play area at any one time.

cc: Julie Pastor, AICP, Director, Planning
John Merrithew, AICP, Assistant Director, Planning